

physical variations in buildings. In practice, the actual circulation factors may vary depending on:

- (a) Bay and floor size;
- (b) Shape and symmetry of the space;
- (c) Building core size and location;
- (d) Column spacing, chases, and building projections; and
- (e) Location of fixed corridors and fire aisles.

[43 FR 35484, Aug. 10, 1978]

§ 101-17.003-31 Layout factor.

Layout factor means an allowance to enable efficient location of equipment and work station components within occupiable space which may be added by GSA to space requests depending on the use of existing and/or proposed furniture, various layout techniques, and anticipated or actual physical variations in buildings. In practice, actual layout factors may depend on:

- (a) Furniture type, size, and interchangeability and the extent to which they can be logically and efficiently linked;
- (b) The type of layout techniques to be employed by the planner/designer when it is finally drawn up; as well as
- (c) The actual expertise of the planner/designer in performing the layout task and the time available to accomplish it.

[43 FR 35484, Aug. 10, 1978]

§ 101-17.003-32 Space allocation standards.

Space allocation standards means agreements between GSA and an agency that are written in terms which permit nationwide application and are used:

- (a) As a basis for establishing agency space requirements;
- (b) To document variations from FPMR guidelines in determining agency space allocations; and
- (c) To establish exceptions to general guidelines for GSA and agency responsibilities in initial space alteration funding.

[43 FR 35485, Aug. 10, 1978]

§ 101-17.003-33 Urban area.

Urban area means any Standard Metropolitan Statistical Area (SMSA) as defined by the Department of Com-

merce and any non-SMSA that meets one of the following criteria:

- (a) A geographical area within the jurisdiction of any incorporated city, town, borough, village, or other unit of general local government, except county or parish, having a population of 10,000 or more inhabitants.

- (b) That portion of the geographical area within the jurisdiction of any county, town, township, or similar governmental entity which contains no incorporated unit of general local government, but has a population density equal to or exceeding 1,500 inhabitants per square mile; or

- (c) That portion of any geographical area having a population density equal to or exceeding 1,500 inhabitants per square mile and situated adjacent to the boundary of any incorporated unit of general local government which has a population of 10,000 or more inhabitants. (Reference: The Intergovernmental Cooperation Act of 1968, 40 U.S.C. 535.)

[45 FR 37203, June 2, 1980]

§ 101-17.003-34 Central business areas.

Central business areas means those areas within a central city in an SMSA or any non-SMSA that encompass the community's principal business and commercial activities, and the immediate fringes thereof, as geographically defined in consultation with local elected officials.

[45 FR 37203, June 2, 1980]

§ 101-17.003-35 Central city.

Central city means any city whose name appears in the title of an SMSA. Criteria for determining SMSA titles are established by the Department of Commerce.

[45 FR 37203, June 2, 1980]

§ 101-17.003-36 Rural area.

Rural area means any area that (a) is within a city or town if the city or town has a population of less than 10,000 or (b) is not within the outer boundaries of a city or town if the city or town has a population of 50,000 or more and if the adjacent urbanized and